

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

PROJECT #: Street and Alley Vacation #05004

PROPOSAL: Vacate the north/south alley extending south from Apple Street, between 27th and 29th Streets.

LOCATION: 27th and Apple Streets

LAND AREA: 2,235.2 square feet, more or less.

CONCLUSION: The vacation of this right-of-way conforms to the Comprehensive Plan provided easements are retained for public utilities.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: North/South alley between N. 27th Street and N. 29th Street on the south side of Apple Street, located in the NW 1/4 of Section 19-10-7, Lancaster County, Nebraska.

SURROUNDING LAND USE AND ZONING:

North:	Restaurant	B-3 Commercial
South:	Vacant	I-1 Industrial
East:	Vacant	I-1 Industrial
West:	Vacant	I-1 Industrial

ASSOCIATED APPLICATIONS: Change of Zone #05028
Comprehensive Plan Conformance #05002

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Industrial. (F 25)

UTILITIES: There are existing water, sanitary sewer, and storm sewer facilities located within this alley. An easement will need to be retained for these and future facilities.

TRAFFIC ANALYSIS: This alley is not improved, and dead-ends on the south at the railroad right-of-way. This portion of right-of-way is not necessary for traffic purposes.

ANALYSIS:

1. This is a request to vacate an alley in order to join property for development. Associated applications request a zoning change on this and the adjacent properties to B-3 Commercial, and to amend the North 27th Street Redevelopment Plan to include these properties.
2. The City of Lincoln is the Applicant, and the party who will redevelop this site intends to purchase part of this right-of-way along with several adjacent parcels from the City as part of a redevelopment agreement. The developer will purchase approximately the north half of the vacated right-of-way, the City will retain ownership of the remaining portion.
3. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

However, since this right-of-way will be assembled into a larger redevelopment parcel and sold together, this application may proceed to City Council prior to payment.

PRIOR TO THE CONVEYANCE OF TITLE TO THE PUBLIC RIGHT-OF-WAY:

- 1.1 The City will retain a permanent easement over the entire vacated area for existing and future public facilities.

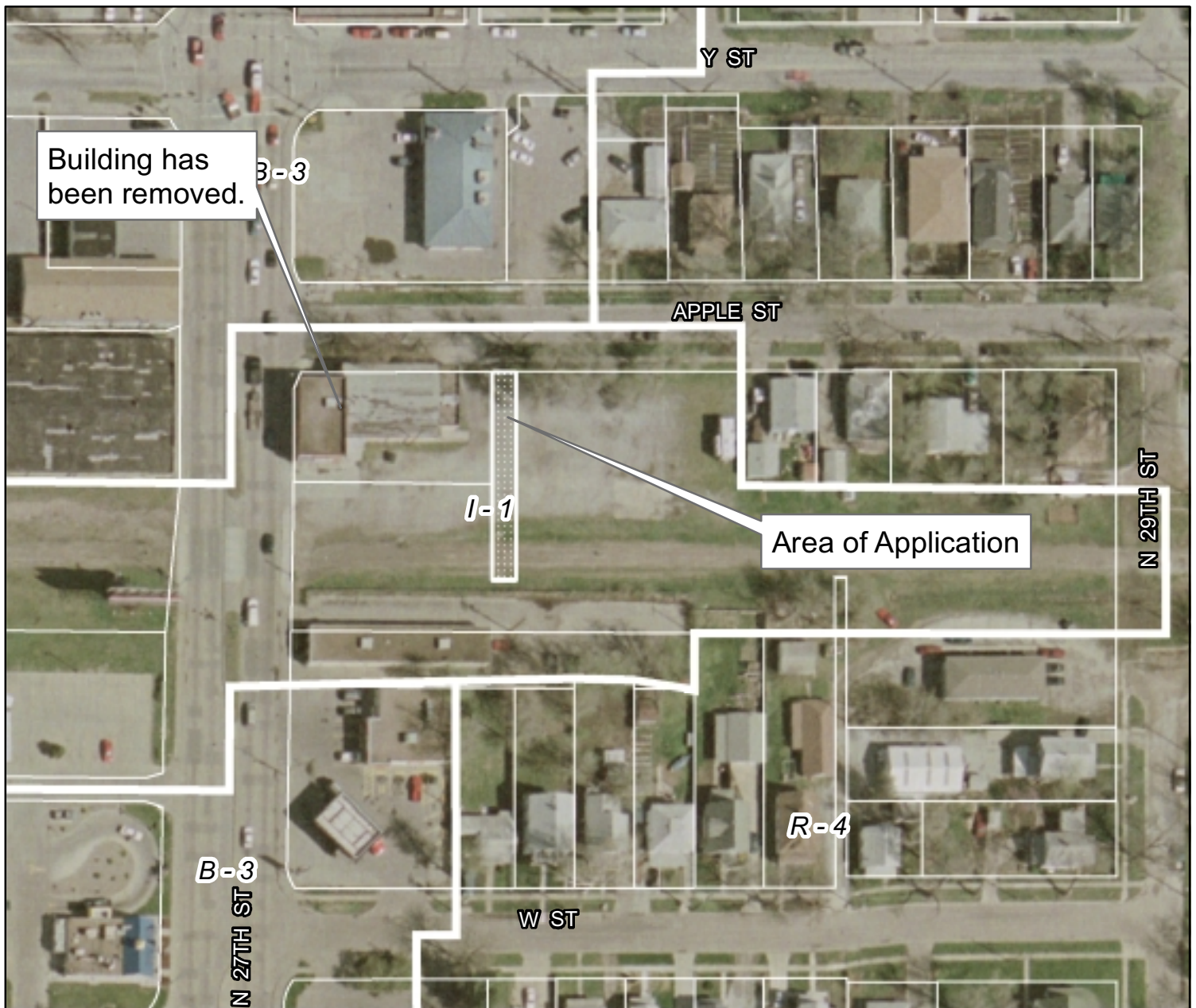
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Date: April 11, 2005

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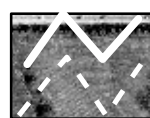
2002 aerial

Street & Alley Vacation #05004 N-S alley between N. 27th & N28th, on the south side of Apple St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 24 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction

